

BOUNTIFUL REDEVELOPMENT AGENCY

Meeting Minutes of: Tuesday, October 28, 2014

Location: Planning Commission Room, Bountiful City Hall, 790 South 100 East, Bountiful, Utah

Present: Chairman – Randy Lewis; Board Members – Richard Higginson, Beth Holbrook, Kendalyn Harris, John Pitt; Redevelopment Director – Chad Wilkinson; City Manager – Gary Hill; City Attorney – Russell Mahan; City Engineer – Paul Rowland

Excused: Board Member – John Marc Knight

Welcome

1. Chairman Randy Lewis opened the meeting at 8:30 p.m. and welcomed those in attendance.

Agenda Items

2. **Consider approval of minutes for June 19, 2014.**

Ms. Holbrook made a motion to approve the minutes for June 19, 2014. Mr. Higginson seconded the motion.

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| <u>A</u> | Mr. Lewis |
| <u>A</u> | Mr. Higginson |
| <u>A</u> | Ms. Holbrook |
| <u>A</u> | Ms. Harris |
| <u>A</u> | Mr. Pitt |

Motion passed 5-0.

3. **Consider purchase of the Historic Smedley Home at 305 North Main Street in Bountiful, Utah, for \$450,000 – Mr. Gary Hill.**

City Manager, Gary Hill, presented a summary of the staff report (the full staff report follows). Mr. Hill noted that the City is excited about this purchase. It is a great location, a great house, and the Smedley family has historical significance in the community.

For many years the City of Bountiful and the Bountiful Historical Preservation Foundation have looked for a suitable building to house a history museum. “Preserve Community Identity and Vitality” was identified by the City Council as Policy Priority earlier this year,

with a desire by the Council to find a permanent home for the museum. Now there is an excellent opportunity to do so, and in the heart of downtown Bountiful.

The historic Smedley home at 305 North Main is available for purchase by the Redevelopment Agency and for use as the home of the museum and the Bountiful Historical Foundation. The location on Main Street is ideal and will take advantage of visitors to the City's historic core.

The building has been used for the last several years as a series of restaurants, none of which has been truly viable. It is well suited for use as a museum. The property consists of a building of approximately 3,000 square feet plus a garage and shared parking lot to the west.

A few improvements will be necessary to adapt the building for the intended use including possible installation of an elevator, but overall the building will make an excellent home for the museum with very little modification.

Once the Real Estate Purchase Contract has been executed, staff will work with the Foundation to develop an agreement that will clarify responsibilities for improvements and ongoing maintenance of the facility.

The new building will be owned by the City/RDA and will be added to our list of assets needing routine maintenance and eventual replacement of structural and mechanical elements. This will, of course, require funding into the future. The forthcoming agreement with the Foundation will identify which party will be responsible for each item.

Recommendation

It is recommended that the Redevelopment Agency Board approve the purchase of the historic Smedley Home for \$450,000 at 305 North Main, and to authorize staff to carry out any additional necessary steps.

Mr. Higginson made a motion to approve the purchase of the Historic Smedley Home at 305 North Main Street in Bountiful, Utah, for \$450,000. Mr. Pitt seconded the motion.

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| <u>A</u> | Mr. Lewis |
| <u>A</u> | Mr. Higginson |
| <u>A</u> | Ms. Holbrook |
| <u>A</u> | Ms. Harris |
| <u>A</u> | Mr. Pitt |

Motion passed 5-0.

Mr. Tom Tolman expressed thanks for the City moving ahead on the purchase of this property. Ms. Holbrook noted this has been Mr. Tolman's desire for quite some time. Mr. Higginson expressed his love of Bountiful City and his desire to preserve what Bountiful has been and will continue to be. Mr. Higginson also expressed his appreciation to Tom Tolman and his committee for preserving Bountiful's heritage. Chairman Lewis stated that this

project is a “big thing” which created real camaraderie. Mr. Pitt stated that good things come to those who wait, in this case to the Historical Preservation Foundation, and noted that of all the past possibilities for the museum over a span of 14 years, this is the best. Mr. Pitt said he is pleased and anxious to see what happens with this project.

4. Consider approval of a contract for the remodel of the Redcon Building into the new Bountiful Davis Art Center – Mr. Paul Rowland.

City Engineer, Paul Rowland, presented a summary of the staff report (the full staff report follows). Mr. Rowland explained that the City solicited bids for the BDAC remodel and on Monday, October 27, opened ten proposals for the space remodel. Bids ranged from \$861,000 to \$594,000. The low bid was submitted by Precision Construction of Salt Lake City. The Engineering Department met with all eight plan holders prior to the RDA meeting. Each contractor had the opportunity to look at the building. The City had an opportunity to look at the contractors – some were known commodities and some were not. Precision Construction was one of the unknown commodities. The City is on a compressed timeline, and Mr. Rowland asked Mr. Ed Capperson for references for Precision. Those references (plus additional references) were investigated by Mr. Rowland and Mr. Tom Smith. One particularly positive reference came from the University of Utah stating that Mr. Capperson is a good engineer, pays attention to detail, and is ready to get the job done.

The architect for the remodel of the previously purchased Redcon building has prepared plans and specifications for the work. After advertising in the local papers, bids by local contractors to perform the work will be opened on Monday, October 27. A final list of bidders will be presented at the RDA meeting for review and approval.

Over the past couple of months the Smith-Hyatt architects have worked with the city and BDAC to design an acceptable remodel project for the property purchased to house the new arts center. The remodel includes a new front entrance, updated heating and air conditioning equipment, a new elevator and rearranging of some of the interior spaces, to name a few of the things planned.

All of the current plan holders (8 commercial contractors) had an opportunity to visit the building and inspect the work to be done on Tuesday Oct. 21. Many questions were asked and answered.

Because of the need to get the BDAC relocated from Farmington and the fact that there are no RDA meetings in November until possibly the last week, the bidding process has been shortened a little so that the work could start early enough to be finished by the first part of January. The shortening of the time means that this memo is being prepared before the bids are opened, so a supplemental memo will be provided at the RDA meeting on Oct. 28 with a complete bid tabulation and a recommendation.

Recommendation

A recommendation will be made along with the full bid tabulation at the Oct. 28th RDA meeting.

Mr. Rowland stated that the low bid of approximately \$600,000 is greater than what was anticipated when the project budget was created. Mr. Hill gave his assurance that there are monies to cover the project; however, it may impact the history space remodel. Mr. Rowland explained that the City has not had an opportunity to review cost sharing with the BDAC people. Some of the plans involve BDAC specific requirements, and BDAC has agreed to share the cost. Mr. Rowland further explained that the City has not had an opportunity to talk about possible savings but hopes to reduce the budgeted amount by at least \$94,000. Precision Construction has been vetted quite well, and Mr. Rowland recommended them for the remodel with work to start as soon as possible.

Ms. Holbrook asked when it might be reasonable to discuss BDAC's portion of the remodel project cost. Mr. Rowland responded it should be possible by the next City Council meeting. Ms. Holbrook asked when Precision will start the work. Mr. Rowland said they will start as soon as possible as they were only given a seventy day window to complete the project. Precision anticipates working crews from 7 a.m. until 10 p.m. Mr. Rowland pointed out that the elevator completion date is unknown at this point and it might be that contractors will have to work around the elevator space. Ms. Holbrook asked if the elevator is required by code. Mr. Rowland responded that it is required if the basement is open to public access, and it is anticipated that there will be classrooms and public access there. He anticipates the Building Official might accept a Temporary Certificate of Occupancy until the elevator work is complete.

Ms. Holbrook made a motion to approve the contract to Precision Construction in the amount of \$594,000 for the remodel of the Redcon Building into the new Bountiful Davis Art Center. Mr. Pitt seconded the motion.

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| <u>A</u> | Mr. Lewis |
| <u>A</u> | Mr. Higginson |
| <u>A</u> | Ms. Holbrook |
| <u>A</u> | Ms. Harris |
| <u>A</u> | Mr. Pitt |

Motion passed 5-0.

5. RDA Director's report and miscellaneous business.

Adjourn

Chairman Lewis ascertained that there were no other items to discuss. Ms. Holbrook made a motion to adjourn the meeting. Mr. Pitt seconded the motion.

The meeting was adjourned at 8:47 p.m.



Chad Wilkinson, Redevelopment Director